141.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	639,700 / 639,700
					USE VALUE:	639,700 / 639,700
					ASSESSED:	639,700 / 639,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOPISI JOSEPH A
Owner 2:	
Owner 3:	
Street 1:	66 MENOTOMY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,368 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Vinyl Exterior and 1279 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4368.000	250,500	3,500	385,700	639,700
Total Card	0.100	250,500	3,500	385,700	639,700
Total Parcel	0.100	250,500	3,500	385,700	639,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.08 | /Parcel: 500.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	90412
GIS Ref	
GIS Ref	
Insp Date	05/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,700	3500	4,368.	385,700	639,900	639,900	Year End Roll	12/18/2019
2019	101	FV	213,600	3500	4,368.	385,700	602,800	602,800	Year End Roll	1/3/2019
2018	101	FV	211,800	3500	4,368.	341,600	556,900	556,900	Year End Roll	12/20/2017
2017	101	FV	211,800	3500	4,368.	286,500	501,800	501,800	Year End Roll	1/3/2017
2016	101	FV	211,800	3500	4,368.	286,500	501,800	501,800	Year End	1/4/2016
2015	101	FV	200,400	3500	4,368.	248,000	451,900	451,900	Year End Roll	12/11/2014
2014	101	FV	200,400	3500	4,368.	239,700	443,600	443,600	Year End Roll	12/16/2013
2013	101	FV	200,400	3500	4,368.	228,100	432,000	432,000		12/13/2012

!10868!

PRINT

Date	Time
12/11/20	01:06:48

LAST REV

Date	Time
05/31/18	09:51:01
ekelly	
10868	

USER DEFINED

Prior Id # 1:	90412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEANAKAKIS ANGE	1148-36		11/6/1995		189,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/27/2013	262	Manual	1,970	C				
12/11/2012	1641	Manual	1,585	C				
2/26/2004	107	Redo Kit	10,000	C		G5	GR FY05	
5/6/1996	165	Manual	3,000					STRUCTUAL REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	Inspected	CC	Chris C
4/24/2018	MEAS&NOTICE	CC	Chris C
5/23/2013	Info Fm Prmt	EMK	Ellen K
11/3/2008	Meas/Inspect	355	PATRIOT
3/4/2004	Permit Visit	BR	B Rossignol
1/5/2000	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4368		Sq. Ft.	Site		0	70.	1.26	8									385,728						385,700	

Total AC/HA: 0.10028 | Total SF/SM: 4368 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 385,728 | Spl Credit | Total: 385,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340399
Depreciation:	89865
Depreciated Total:	250534

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M

Totals		
1	6	3

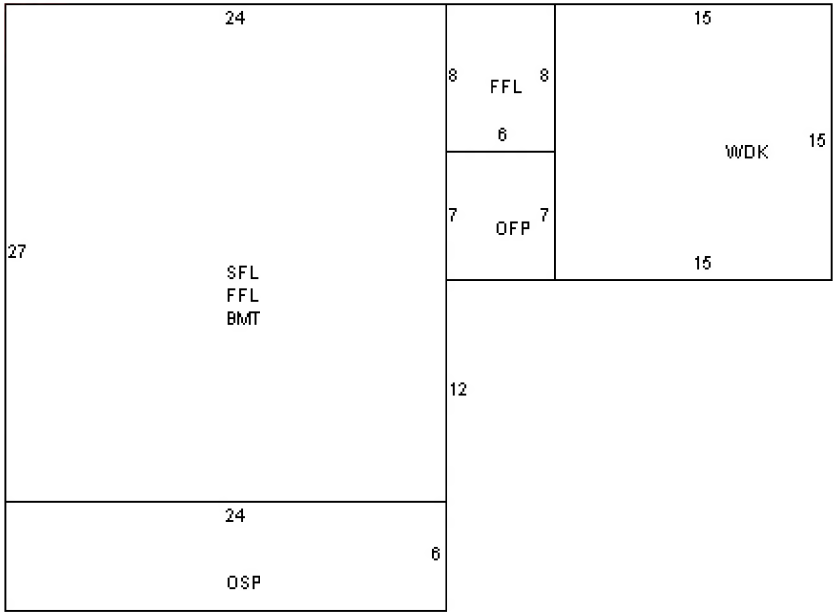
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	107.14
Final Total:	250500	Val/Su SzAd	195.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	696	171.990	119,705
BMT	Basement	648	51.600	33,435
SFL	Second Floor	583	171.990	100,305
WDK	Deck	225	10.240	2,303
OSP	Screen Porch	144	30.140	4,340
OFP	Open Porch	42	43.120	1,811

Net Sketched Area:	2,338			Total:	261,899
Size Ad	1279.2000	Gross Are	2403	FinArea	1279

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1925	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500